

MINNESOTA STATE COLLEGES AND UNIVERSITIES

System Office

**REQUEST FOR PROPOSAL (RFP)
FOR
Facilities Capital Planning Software**

SPECIAL NOTE: This Request for Proposal (RFP) does not obligate the Minnesota State Colleges and Universities (Minnesota State) system, its Board of Trustees or System Office to award a contract or complete the proposed project and each reserves the right to cancel this RFP if it is considered to be in its best interest. Proposals must be clear and concise. Proposals that are difficult to follow or that do not conform to the RFP format or binding specifications may be rejected. Responding vendors must include the required information called for in this RFP. Minnesota State reserves the right to reject a proposal if required information is not provided or is not organized as directed. Minnesota State also reserves the right to change the evaluation criteria or any other provision in this RFP by posting notice of the change(s) on <http://www.minnstate.edu/vendors/index.html>. For this RFP, posting on the captioned web site above constitutes written notification to each vendor. Vendors should check the site daily and are expected to review information on the site carefully before submitting a final proposal.

March 2018

**REQUEST FOR PROPOSAL (RFP)
FOR
Facilities Capital Planning Software**

Table of Contents

Section I. General Information..... 5
Background 5
Nature of RFP and Scope of Work 5
Definitions 6
Section II: Proposal Requirements..... 8
Software Licensing 8
Implementation Services 9
Annual Training, Support and Maintenance 10
Functional Requirements and Targets 10
Technical Requirements..... 10
Turnkey Responsibility 11
Minnesota State Responsibilities..... 11
Project Milestones 11
Section III: Selection Process..... 12
General Selection Criteria 12
Selection Committee..... 12
Selection and Implementation Timeline..... 12
Product Demonstrations..... 12
Contract Term 13
Parties to the Contract..... 13
Contract Termination..... 13
Applicable Law 13
Contract Assignment..... 13
Entire Agreement..... 13
Deviations and Exceptions 13
Pre-proposal Vendors Conference..... 14
Duration of Offer..... 14
Authorized Signature 14
Proposal Rejection and Waiver of Informalities 14
Information Contact..... 14

Section IV. Response Format	15
Section V. Response Evaluation	15
1. Cover letter and acceptance of terms and conditions (0%)	16
2. Qualifications of the vendor and its personnel (15%)	16
3. Functional Requirements and Targets Matrix (40%)	16
4. Implementation and annual training and maintenance plan (25%).....	18
5. Cost (20%)	18
Section VI. Additional RFP Response and General Contract Requirements	18
Notice to Vendors and Contractors	18
Problem Resolution Process	19
Affidavit of Non-Collusion	19
Human Rights Requirements	19
Equal Pay Certificate	19
Preference to Targeted Group and Economically Disadvantaged Business and Individuals.....	19
Veteran-Owned Preference	20
Insurance Requirements	20
State Audit	22
Minnesota Government Data Practices Act	22
Conflict of Interest	23
Organizational Conflicts of Interest	23
Reimbursements	24
Section VI. RFP Responses	24
Forms	24
Submission	24
EXHIBIT A: Affidavit of Non-Collusion	26
EXHIBIT B1: Affirmative Action Certification	27
EXHIBIT B2: Certification of Compliance, Disabled Individuals.....	30
EXHIBIT C: Equal Pay Certificate	32
EXHIBIT D1: Veteran Owned Preference	33
EXHIBIT D2: Targeted Group and Economically Disadvantaged Business and Individuals Preference (if applicable).....	34
EXHIBIT E: Proposed Costs	35
EXHIBIT F: Functional Requirements and Targets.....	37
EXHIBIT G: End User License Agreement (if applicable)	38
EXHIBIT H: Sample Professional/Technical Services Contract	39
Section VII: Appendices.....	49
APPENDIX A: Building Types	49

APPENDIX B: Special Considerations Definitions 50
APPENDIX C: Subsystem Expected Life Values 52

Section I. General Information

Background

Minnesota State Colleges and Universities (“Minnesota State”) is the fifth-largest system of higher education in the United States. It is comprised of 37 two-year and four-year state colleges and universities with 54 campuses located in 47 Minnesota communities. These campus buildings total approximately 28 million square feet spread across 7,000 acres. The system serves approximately 400,000 students each year.

Minnesota State is an independent state entity that is governed by a 15-member Board of Trustees. The law creating the system was passed by the Minnesota Legislature in 1991 and went into effect July 1, 1995. The law merged the state’s public community colleges, technical colleges and state universities into one system (excluding the University of Minnesota campuses). The System Office in St. Paul, Minnesota, is the central administrative and staff office under the direction and supervision of the chancellor. For more information about Minnesota State, please view its website at www.minnstate.edu.

State statute requires Minnesota State to maintain a database of the condition of its campuses and update it annually. In 1999, an assessment study was completed which formed a baseline level of understanding system-wide facilities backlog and renewal needs. In 2004, Minnesota State contracted with a vendor to provide software capable of forecasting facility renewal requirements by building and by building sub-system and estimating deferred maintenance backlog and renewal requirements. Beginning at the close of fiscal year 2006 (July 1, 2005 through June 30, 2006), campus representatives began an annual update procedure in which they logged into the software, reviewed their existing building and building sub-system data and updated it with any needed changes in square footage, assets, and condition. At the close of this annual procedure, the software was locked for editing, reports were generated and all data saved for historical record. This annual update procedure will continue through fiscal year 2018 with the current software vendor.

The data generated through this process are used as a basis for asset preservation lists that are part of the capital bonding request the system makes to the governor and the legislature of the State of Minnesota every year.

Nature of RFP and Scope of Work

Minnesota State currently utilizes a web-based Software-as-a-Service (SaaS) program for forecasting facility renewal requirements by building and by building sub-system and estimating deferred maintenance backlog and renewal requirements. There are approximately 125 system users (2-3 for each of the 54 campuses, plus an additional two at the System Office). Users perform an annual update of the data each spring before the close of the fiscal year. The current software vendor’s contract will expire in September 2018.

The System Office is requesting proposals from qualified vendors to offer their SaaS facilities capital planning software to be configured for use beginning in the spring of 2019. Using published, industry-standard construction, facilities maintenance and repair cost estimating data that reflects regional location and different labor types, the solution shall:

- Support a minimum of 125 users

- Manage a comprehensive database of buildings and building systems, which includes ability to calculate an industry-standard facilities condition index
- Accommodate current unique building ID as well as key facilities data such as gross square footage, current replacement value, building type, building funding type, estimated backlog and renewal values
- Provide a campus and system-wide budget model to predict annual funding requirements for facilities renewal and document the existing backlog of deferred maintenance in a consistent manner for all campuses
- Provide cost estimates for each correction of each sub-system currently in backlog or renewal status using construction cost data from a nationally-recognized construction estimating cost data source
- Provide consistent and comparative data among campuses to assist in evaluating funding priorities and targets to address capital renewal as a part of operating or capital budgets
- Provide a planning tool for campus use which provides a useful life profile of each building and building sub-system as a way of predicting future funding needs and/or packaging projects to leverage funding sources
- Provide capabilities to add digital pictures or floor plan files to augment building data
- Provide flexible reporting options and ability to export data into common file formats (e.g. Microsoft Excel) that can be further customized

Accordingly, Minnesota State shall select the vendor whose proposal and product demonstration (if requested) prove in Minnesota State’s sole opinion the clear capability to best fulfill the purposes of this RFP in a cost-effective manner.

The solution will not address the condition of academic equipment, furniture or moveable equipment. The solution is limited to maintaining data and reporting on the condition of building shell elements, built-in features, infrastructure, fixed equipment, service equipment and building systems.

A vendor’s suite of other available products or solutions including, but not limited to, space planning and scheduling, asset management, real estate and lease management, and work order management, can be included in a proposal but is not a requirement to submit a proposal and will not be part of the formal scoring considerations. Further, the ability to “true up” a cross section of the building sub-system data with on-site facilities condition assessments at any point during the term of the contract should also be addressed in the Costs sheet as a potential future addendum to an agreement if the vendor provides this service.

Minnesota State reserves the right to accept or reject proposals, in whole or in part, and to negotiate separately as necessary in order to serve the best interests of Minnesota State. This RFP shall not obligate Minnesota State to award a contract or complete the proposed project and it reserves the right to cancel this RFP if it is considered to be in its best interest. This RFP is undertaken by Minnesota State pursuant to the authority contained in provisions of Minnesota Statutes § 136F.581 and other applicable laws.

Definitions

Wherever and whenever the following words or their pronouns occur in this proposal, they shall have the meaning given here:

Minnesota State: State of Minnesota, acting through its Board of Trustees of the Minnesota State Colleges and Universities on behalf of the System Office.

System Office: The central administrative office of Minnesota State Colleges and Universities located at Wells Fargo Place, 30 7th Street East, Suite 350, St. Paul, Minnesota 55101.

Facilities Department: Within the Minnesota State System Office, the Facilities Department manages a wide range of diverse and complex services relating to the buildings, land and overall environment of the 54 campuses with services centered on acquiring, disposing, financing, constructing, planning and managing campus land and improvements. The department is responsible for overseeing the annual capital planning data update procedure.

Vendor(s): The firm or firms selected by the System Office as the successful responder(s) responsible to execute the terms of a contract.

Capital budget: Every two years, the chancellor develops a six-year capital budget for the Minnesota State Colleges and Universities following the System's Strategic Plan, capital guidelines, debt capacity and other legal or budgetary directives. This budget is regularly submitted in even years to the Governor and legislature. The goal of the capital budget is to pursue sufficient resources to provide excellent affordable higher education opportunities to Minnesotans in accordance with the Minnesota State Colleges and Universities Strategic Plan.

This capital budget (which includes both HEAPR and major renovation/construction projects) represents an important and major portion of the reinvestment dollars needed for campus academic facilities. Another component (although considerably smaller for reinvestment purposes) is the annual operating budget of the system.

Campus/Institution: Minnesota State currently owns or controls 54 individual campus locations throughout the State of Minnesota. A Minnesota State "institution" is a college or university identified with a name such as "Minnesota State Community & Technical College." An "institution" may comprise several "campuses," which can be separated from each other by a considerable distance. Campus sizes range from 27,000 sq. ft. to over 3 million square feet.

Higher Education Asset Preservation and Replacement (HEAPR): Minnesota State's primary capital funding mechanism for asset preservation funding and the system's number one capital budget request in any given biennium. As defined in Minnesota Statutes 135A.046, HEAPR is "capital budget expenditures for code compliance, hazardous material abatement, access or air quality improvement, or building or infrastructure repairs necessary to preserve the interior and exterior of existing buildings." Most projects have a life cycle of 15 to 40 years, and are financed through the sale of state General Obligation bonds.

Roof Management Program: The System Office has contracted for bi-annual roof studies at each campus and collected roof details and more detailed roof priorities in a separate database. This data is used directly in reporting roof renewal requirements. The system-wide roof management report includes inspection and reporting of roofs by campus with approximately 500 buildings having approximately 13.5 million gross square feet (GSF) of roof area at 54 campus locations.

Gross Square Feet (GSF): The total square feet of a building measured from outside wall to outside wall.

Backlog or Deferred Maintenance: Measurement in dollars of the building systems and infrastructure that have exceeded their useful life and are in need of replacement.

Current Replacement Value (CRV): Measurement of the total cost to replace a building if it were built today.

Facilities Condition Index (FCI): Equal to Backlog/Current Replacement Value.

5-Year or 10-year Renewal: The systems in a building that will need replacement in 1 to 5 years or 1 to 10 years.

Section II: Proposal Requirements

The proposal shall provide information necessary for Minnesota State to evaluate the qualifications, experience, and expertise of the proposing firm to provide their solution for Facilities Capital Planning.

Scope of Work

The vendor is to make a written proposal which presents an understanding of the work to be performed. The proposal should demonstrate and provide evidence that the vendor has the capabilities, professional expertise, and experience to provide the necessary services as described in this RFP. The vendor shall ensure that all information required herein is submitted with the proposal. All information provided should be verifiable by documentation requested by Minnesota State. Failure to provide all information, inaccuracy or misstatement may be sufficient cause for rejection of the proposal or rescission of an award. Using the information and requirements provided in this section, the vendor is asked to address each evaluation criteria contained in Section V. Response Evaluation and to be specific in presenting their qualifications. Responses should be as thorough and detailed as possible so that Minnesota State may properly evaluate the firm's capabilities to provide the required services.

Minnesota State understands that there will be potentially three types of costs that are associated with procuring a new system: software licensing; implementation services; and annual training, support and maintenance costs. In the following sub-sections, each type of cost is defined.

Responses shall be based on the features that actually exist in a product released and sold to the public as of the date the RFP response is submitted. Changes to the manufacturer's base product required to meet the specifications should be clearly identified. Vendors may include information on anticipated future product developments or enhancements (please see Section V. for instructions).

In addition to understanding the general requirements below, vendors must complete the Functional Requirements and Targets Matrix. This spreadsheet is available in a Microsoft Excel file format for download and editing; to access it, please browse to: <http://www.minnstate.edu/vendors/index.html> (See Exhibit F.).

Software Licensing

Software license costs include all costs related to licensing the software application and include third-party software or database license fees, where applicable. Costs should also include hosting by the vendor (Minnesota State servers will not host the software). In presenting software license fees, the vendor shall:

- Include a description of the software cost. If various packages are available, vendor must list all options available and costs of options;

- Make clear the extent of any implementation services that are included in the license fees (installation, configuration, training of IT staff, etc.), if applicable;
- Separately state any installation costs associated with specialized equipment or software listed in item. Identify whether installation by Minnesota State staff is allowed and if it will void any warranties;
- Description of what constitutes ongoing maintenance vs. product enhancements; and
- Identify self-training resources or regularly scheduled trainings

Minnesota State expects software maintenance costs will not increase in the first four years starting from beneficial use of each module. If any major functionality of the software (e.g. reporting capability, graphing capability, building data, infrastructure data) is retired or becomes completely inaccessible for a period of longer than 30 business days during the term of the agreement, the license costs shall be adjusted accordingly to reflect the functionality no longer available to Minnesota State.

Implementation Services

Implementation service costs include all costs related to configuration, data conversion and historic data loading, customization, and initial training. Typically, implementation service costs are provided as “not to exceed” estimates and Minnesota State will be charged for services as incurred. Minnesota State will pay eighty-five percent (85%) of the implementation service costs on a monthly basis as incurred on the project. Fifteen percent (15%) of the implementation service costs will be retained (as a “hold-back”) until successful completion of implementation. The fifteen percent (15%) hold-back will be paid to the vendor upon Minnesota State’s acceptance of the system and sign-off at phase completion. Costs for the proposed solution should be submitted on the Costs sheet (Exhibit E). It is important to note the following:

- Minnesota State will not consider time and materials pricing. Proposers shall provide firm and fixed pricing based on the functionality described. For each item, indicate if the cost is one-time, annual, or other;
- The proposer shall provide price information for each separate component of the proposed solution, as well as the costs of any modifications; and
- In the event the product or service is provided at no additional cost, the item should be noted as “no charge.”

The vendor shall pre-populate the solution with provided historic annual data files (13 years’ worth). Data files will be provided in both PDF and Excel file formats. A typical file size is 1,500 KB. For fiscal years 2006 through 2011, approximately four (4) PDF or Excel files will be provided for each year for loading by the vendor. For fiscal years 2012 through 2018, approximately two hundred (200) Excel files will be provided for each year for loading by the vendor. Within each fiscal year, these files may contain data duplicative of one another (i.e. columns and rows that appear in more than one report). A sample Excel file is included with the release of this RFP; to access it, please browse to:

<http://www.minnstate.edu/vendors/index.html>.

In addition to the historic annual data files, the vendor shall pre-populate the solution with up to 125 user IDs and their corresponding e-mail addresses (e-mail address may be used as user ID). Users may set their own passwords at initial log-in once the solution is ready for use.

The project is anticipated to begin on October 1, 2018. The software must be ready for use by campus users no later than April 1, 2019. October 1, 2018 through March 31, 2019 will be known as implementation. During implementation, the vendor must prepare a monthly written status report for

submittal to the System Office including project progress, problems encountered and recommended solutions, identification of policy questions, requested project plan adjustments and other reasonable information requested by a campus or the System Office. The System Office will provide a point-of-contact for the project who must be trained by the vendor on using the software by March 1, 2019.

Annual Training, Support and Maintenance

Annual training, support and maintenance costs include the annual maintenance and support fees for the application post-implementation. Minnesota State will not pay maintenance fees on functional areas until Minnesota State sign-off has been provided to approve live operation for one year after implementation. Minnesota State expects software maintenance costs will not increase in the first four years upon implementation completion. Maintenance support fees will be based on a “not to exceed” price per year.

The vendor will provide training and validation procedures necessary to permit periodic updates of the data by campus and System Office staff. The software and procedures provided should facilitate the collection of consistently derived data at the building sub-system level for each institution and the individual campuses, and the system-wide level at the System Office.

By April 1 of each year of the term of the agreement (two weeks prior to each annual update procedure), the vendor will provide an electronic training manual for users. The manual will be updated annually to reflect any changes or fixes to the software. The vendor will also travel to St. Paul, Minnesota to provide in-person training for one day each April during the annual internal Facilities Conference on a date supplied by Minnesota State. The vendor will also offer up to 40 hours total of online, web-based live training per year which may be provided in 30-60 minute sessions to any institutions who request it, typically between April and June.

Additional requirements may be found in the Functional Requirements and Targets Matrix.

Functional Requirements and Targets

Mandatory Requirements

Vendors MUST meet all mandatory requirements and reports outlined in Exhibit F to qualify for consideration. Vendor shall address all mandatory requirements and reports and its proposal shall demonstrate how it meets or exceeds each one. A proposal will be deemed non-responsive and will receive no further consideration if any of the mandatory requirements and reports is not met.

Target Design and Performance Features

This section contains detailed software design and performance features. It is desirable that the vendor’s solution meets all the features outlined in this section, however, failure to meet a given feature will NOT make the proposal non-responsive.

See Section V. for further details.

Technical Requirements

- Provide system flow charts
- Provide a complete electronic “data dictionary” that contains all data elements

- Provide a data model that contains all data elements and their relationship
- Describe when back-end and feature updates to the SaaS solution are deployed during maintenance windows
- Describe how disruption to customers is managed during back-end and feature updates
- Describe all software functionality validation procedures
- Describe the security system used to ensure that Minnesota State data is safe and secure
- Provide documented security and privacy policies
- Describe your proposed data security plan to ensure that Minnesota State data is safe and secure in the event of a disaster
- Describe your proposed disaster recovery plan to safeguard source code and ensure that the system is recoverable in the event of a disaster at your facility

Additional technical requirements may be found in the Functional Requirements and Targets Matrix and in Section V.

Turnkey Responsibility

The successful firm shall assume single source responsibility and will be the sole point of contact for all system delivery, installation, operation, testing, training, warranty, maintenance, problem determination and resolution.

Minnesota State Responsibilities

The Minnesota State System Office shall provide the successful vendor with all historic annual data files and users’ email addresses within thirty (30) business days of the kick-off of the project.

Each campus will provide staff (typically a Plant Manager or similar role) to be trained by the successful vendor in utilizing the software and updating the data for future reports using his/her institutional knowledge. The System Office will provide an overall project point-of-contact, and assist the vendor in scheduling training meetings (online or at the in-person annual visit) with campus personnel representing the individual institutions. The point-of-contact from the System Office will also assist with training and technical support for campus users post-implementation on a limited basis as needed.

Project Milestones

DATE	MILESTONE
October 1, 2018	Project kick-off
November 9, 2018	Deadline for all historic data and email addresses provided to vendor
March 1, 2019	Deadline for training System Office point-of-contact
April 1, 2019	Deadline for software to be ready for use, including training manual prepared and ready for distribution
April 11, 2019 (TBD)	In-person training for campus staff at System Office
April 1-June 30, 2019	First annual data update
July 1, 2019	Deadline for “lock down” of all data to run reports

Section III: Selection Process

General Selection Criteria

General criteria upon which proposals will be evaluated include, but are not limited to, the following:

- Qualifications of the vendor(s) and their personnel
- Software functionality as it relates to Minnesota State’s business needs and functional and technical requirements and desired features (including both responses to matrix and supplemental information)
- Demonstrated capacity of vendor to provide the necessary services as described in this RFP
 - Evidence to include examples of at least 3 comparable implementations (either new or replacement) systems
- Approach to implementation, annual training and maintenance plan, including timeline
- Five-year cost for implementation and for maintenance, training and support
- Completeness, thoroughness and detail of response as reflected by the proposal’s discussion and coverage of all elements of work listed above

Additional details may be found in Section IV and Section V.

Selection Committee

The selection committee includes (but is not limited to) the Associate Vice Chancellor, Facilities; the Senior System Director, Capital Development, Facilities; and the Sustainable Facilities Program Manager. This group will evaluate the proposals and make the final decision.

Selection and Implementation Timeline

Monday, March 26	Publish RFP notice in <i>State Register</i>
Tuesday, April 17, 1:00-3:00 p.m.	Conduct mandatory pre-proposal vendors conference (online)
Thursday, April 26, 5:00 p.m.	Questions due
Tuesday, May 1, 5:00 p.m.	Responses to questions posted
Monday, May 7, 5:00 p.m.	Deadline for RFP proposal submissions
Tuesday-Tuesday, May 8-May 15	Review RFP proposals
Wednesday, May 16	Short-listed responders notified
Tuesday-Friday, May 22-25	Demonstrations of software of short-listed individual responders
Tuesday, May 29	Complete selection process
Friday, June 8	Deadline for executing contract

All times Central.

Product Demonstrations

After scoring all vendor proposals, the top three finalists (“short-list”) will be invited and required to conduct a product demonstration via web conference call. During the demonstration, vendor’s presentation materials may be distributed, such as a PowerPoint presentation or presentation boards. Sales and marketing materials are not to be presented. The vendor(s) will also be required to provide either a flash drive or a CD of their presentation or of screen shots of their solution.

Minnesota State will contact all finalists to arrange a mutually agreed upon date and time for the demonstration. Respondents who are short-listed for demonstrations will be notified in writing by email. Minnesota State reserves the right to name a date at which a short-list of responding vendors will be invited to present demonstrations. Minnesota State does not agree to reach a decision by any certain date, although it is hoped the evaluation and selection will be completed by the date identified in the Selection and Implementation Timeline above.

Contract Term

Minnesota State desires to enter into a contract with the successful vendor(s) effective October 1, 2018. The length of such contract(s) shall be five (5) years, with an optional extension for one (1) additional five (5) year term. If the System Office and the vendor is unable to negotiate and sign a contract by June 8, 2018, then the System Office reserves the right to seek an alternative vendor.

Parties to the Contract

Parties to this contract shall be the State of Minnesota, acting through its Board of Trustees of the Minnesota State Colleges and Universities on behalf of the System Office and the successful vendor.

Contract Termination

The State of Minnesota, acting through its Board of Trustees of the Minnesota State Colleges and Universities, may cancel the contract(s) upon 30 days written notice, with or without cause.

Applicable Law

A contract entered into as a result of this RFP shall be governed and interpreted under the laws of the State of Minnesota.

Contract Assignment

A contract or any part hereof entered into as a result of this RFP shall not be assigned, sublet, or transferred directly or indirectly without prior written consent of the system's Vice Chancellor of Finance and Chief Financial Officer.

Entire Agreement

A written contract and any modifications or addenda thereto, executed in writing by both parties constitutes the entire agreement of the parties to the contract. All previous communications between the parties, whether oral or written, with reference to the subject matter of this contract are void and superseded. The resulting contract may be amended at a future date in writing by mutual agreement of the parties.

Deviations and Exceptions

Deviations from and exceptions to terms, conditions, specifications or the manner of this RFP shall be described fully on the vendor's letterhead stationery, signed and attached to the proposal submittal page(s) where relevant. In the absence of such statement the vendor shall be deemed to have accepted

all such terms, conditions, specifications and the manner of the RFP. A vendor's failure to raise an issue related to the terms, conditions, specifications or manner of this RFP prior to the proposal submission deadline in the manner described shall constitute a full and final waiver of that vendor's right to raise the issue later in any action or proceeding relating to this RFP.

Pre-proposal Vendors Conference

Minnesota State will hold a pre-proposal vendors conference on Tuesday, April 17, 2018 from 1:00-3:00 p.m. CDT via web conference. All potential or interested responders are **required to attend** the conference in order for their proposal to be reviewed. To register for the vendors' conference, contact:

Name: Emily Ziring
Title: Sustainable Facilities Program Manager
Phone: 651-201-1547
E-mail address: emily.ziring@minnstate.edu

Duration of Offer

All proposal responses must indicate they are valid for a minimum of one hundred eighty (180) calendar days from the date of the proposal opening unless extended by mutual written agreement between Minnesota State and the vendor.

Prices and terms of the proposal as stated must be valid for the length of the resulting contract.

Authorized Signature

The proposal must be completed and signed in the firm's name or corporate name of the vendor, and must be fully and properly executed and signed in blue or black ink by an authorized representative of the vendor. Proof of authority of the person signing must accompany the response.

Proposal Rejection and Waiver of Informalities

This RFP does not obligate the Minnesota State Colleges and Universities (Minnesota State) system, its Board of Trustees or the System Office to award a contract or complete the proposed project and each reserves the right to cancel this RFP if it is considered to be in its best interest. Minnesota State also reserves the right to waive minor informalities and, notwithstanding anything to the contrary, reserves the right to:

1. Reject any and all proposals received in response to this RFP;
2. Select a proposal for contract negotiation other than the one with the lowest cost;
3. Negotiate any aspect of the proposal with any vendor;
4. Terminate negotiations and select the next most responsive vendor for contract negotiations;
5. Terminate negotiations and prepare and release a new RFP;
6. Terminate negotiations and take such action as deemed appropriate.

Information Contact

Minnesota State's agent for purposes of responding to inquiries about the RFP is:

Name: Emily Ziring
Title: Sustainable Facilities Program Manager
Phone: 651-201-1547
E-mail address: emily.ziring@minnstate.edu

Other persons are not authorized to discuss RFP requirements before the proposal submission deadline and the System Office shall not be bound by and responders may not rely on information regarding RFP requirements obtained from non-authorized persons. Questions must include the name of the questioner and his/her telephone number and email address. When emailing questions, please include the subject line, "RFP questions from (firm name)". Anonymous inquiries will not be answered.

All questions are due on April 26, 2018 by 5:00 p.m. CDT. Minnesota State anticipates posting answers to such questions no later than 5:00 p.m. CDT on May 1, 2018. All questions and answers will be posted at <http://www.minnstate.edu/vendors/index.html>.

Section IV. Response Format

- The responder shall submit six (6) hard copies of its RFP response and an electronic copy (via e-mail attachment, flash drive, or other secure electronic means) with the RFP response in PDF format.
- The electronic file size should be 5 MB or less. Use the reduce file size feature if necessary to accomplish this. The document should be password secured against copying of text, images and other content.
- Proposals are to be sealed in mailing envelopes or packages with the responder's name and address clearly written on the outside. One copy of the proposal must be unbound and signed in blue or black ink by an authorized representative of the vendor. Proof of authority of the person signing must accompany the response.
- 8 ½ x 11, binding only stapled, in vertical 'portrait' format, no plastic dividers or covers
- Maximum 50 pages (excluding front and back covers, blank dividers, and all appendices)
- All pages numbered
- Font size no smaller than 12 point

Section V. Response Evaluation

The following criteria and their identified weight will be used by System Office to evaluate the responses to this RFP.

Proposals will be evaluated on the following criteria and weighted accordingly:

1. Cover letter and acceptance of terms and conditions (0%)
2. Qualifications of the vendor and its personnel (15%)
3. Software functionality as it relates to Minnesota State's business needs and functional and technical requirements and desired features (including both responses to matrix and supplemental information) (40%)
4. Implementation and annual training and maintenance plan, including timeline (25%)
5. Five-year cost for implementation, maintenance, training and support (20%)

It is expected that evaluation will be completed on or before May 15, 2018. A short list of firms will be selected and invited to demonstrate their products. Following demonstrations, negotiations with the

top ranked firm will commence. Should a cost for services considered acceptable by both parties not be reached, negotiations will be formally terminated and negotiations will begin with the next ranked firm. This process will continue until either a satisfactory contract has been executed, or a new RFP is released, or the solicitation is cancelled.

A proposal may be rejected if the System Office determines that the ability to complete the work within the vendor's existing resources will be too limited or difficult to manage.

1. Cover letter and acceptance of terms and conditions (0%)

The cover letter shall contain a brief introduction of the vendor, corporate structure, major business lines and the proposal. The letter shall be concise and need not repeat any of the detailed information set forth in the proposal. At a minimum, the cover letter shall be on company letterhead and shall include the name and working address of the firm submitting the proposal, the name, telephone and email address of the primary company representative to be contacted with reference to the proposal, and the date of submission.

In the cover letter response, vendors must also respond whether they accept the terms and conditions in Section V. and Exhibit H. Sample Professional/Technical Services Contract, or propose alternative language. Only those exceptions indicated in the cover letter response to the RFP will be available for discussion or negotiation. Any terms or conditions of this RFP and Exhibit H. Sample Professional/Technical Services Contract to which the vendor objects and/or does not accept shall be clearly stated in the cover letter along with any alternatives or further explanation. Any exceptions proposed to the standard Professional/Technical Services Contract may require review by Minnesota State's legal counsel and may be a factor in considering the vendor for an award.

2. Qualifications of the vendor and its personnel (15%)

- Company background, including years in business, volume of clients, number of employees, areas of expertise, and a list of relevant services the company provides.
- Résumés and/or background information and experience of key management and operational staff who will be assigned to provide the services outlined in this RFP, including but not limited to:
 - General experience;
 - Specific experience with higher education facilities capital planning applications; and
 - Qualifications and abilities to perform the services being requested.
- Three (3) references of clients (at least one higher education) who implemented vendor's facilities capital planning software, including company name, address, telephone number, email, primary contact, dates of client engagement, and type of software the company is providing for these clients. NOTE: the vendor(s) certifies that it is empowered to use the names of references it provides and agrees that Minnesota State may contact these references.

3. Functional Requirements and Targets Matrix (40%)

The vendor will submit the completed Functional Requirements and Targets matrix. Use the following key to determine which code to place in each of the functional requirements and targets:

Matrix Column	Description
Description	This column presents desired functionality "Code"
Code	For mandatory requirements: Pass--Software meets requirement.
	For mandatory requirements: Fail--Software does not meet requirement.
	3 – Software can completely meet this requirement by the proposal submission deadline with no custom code and no additional expense. For example, this code should be used when the requirement can be met by minor modifications to a screen.
	2 – Software can meet requirement with minor code modifications by the end of the implementation period with no impact on future releases. Modifications are placed in production by the end of the implementation period with no additional cost to customer for modification.
	1 – Software will not meet requirement and will require system modification by the end of the implementation period. Testing and production of modifications may be in place by the end of the implementation period; however, the customer will assume a cost for the modifications.
	0 – Software will not meet requirement before end of implementation period.
Comments	Please detail: <ul style="list-style-type: none"> • If your description includes any features that are not part of the base software package. • If your response includes uses of third party software, ad-hoc query tools, "creative" use of existing features, or custom modifications. Although costs are requested in a separate section, please provide a realistic dollar estimate if there is additional cost associated with your solution, and whether that cost is due to additional software purchase or modification work.

A proposal will be deemed non-responsive and will receive no further consideration if any one of the mandatory requirements and reports within the Functional Requirements and Targets matrix is not met. If all are met, the points awarded within each of the Target Design and Performance Features will be totaled and will account for 40% of the evaluation.

For all Target Design and Performance Features marked with a "1" by the vendor, the comment in the matrix must include the cost to put feature in place by end of the implementation period and whether any of the features are dependent upon Minnesota State paying for *other* features. The total of these feature costs must be included in the Costs sheet.

Respond with a concise but thorough answer to each design and performance feature in the space provided or note that a response has been provided in a separate attachment. Be as brief as possible while still providing pertinent information. If a response is lengthy (e.g., longer than 200 words), summarize your answer in the space provided and include a more detailed answer in a properly-labeled attachment. Do not just point us to an attachment. Unless otherwise noted, attachments should be labeled as VendorName_AttrNumber.

The vendor will also provide the following supplemental information:

- A description of the types of reports and other written documentation the software will provide to the institution and System Office. Include samples of reports and graphics.
- Describe ad hoc reporting capabilities. List available parameters for ad hoc reporting.
- A written description, including screen shots (where appropriate), of the process explaining how data is to be updated by users for current and forecasting reporting.
- The name of the integrated construction cost data source, and a description of how that data is produced, how geographically granular the data is, and how often it is updated.
- Responses to all requirements and information requested in Section II.

4. Implementation and annual training and maintenance plan (25%)

The vendor will provide the following information:

- A statement of the vendor's approach to the project and any unique benefits the vendor offers Minnesota State Colleges and Universities.
- Staffing plan to meet requirements for implementation and annual maintenance and training within the timelines provided.
- Description of how implementation and annual maintenance and training requirements will be met in the event staffing plan changes.
- Thorough project plan indicating the vendor's earliest possible commencement date following complete execution of any contracts or agreements resulting from this RFP.
- Description of all training and methodologies to be provided to the campuses and System Office.
- Description of software update process, including both major and minor releases, your planned schedule of such releases, and responsibility (i.e. vendor, Minnesota State, or some combination) for applying updates.
- Description of quality assurance program, including a description of quality assurance procedures and how quality assurance is evaluated and assessed.
- Description of the vendor's service support philosophy, how the philosophy is carried out (e.g. Account Managers, support team, etc.), how success in fulfilling this philosophy is measured, and how support issues are resolved if support level falls below agreed-upon expectations.
- An explanation of the methods vendor will use to ensure consistent information gathering and reports for each component institution and campus and for the system as a whole.

Vendor responses may call out data, milestones, and deliverables that are not mentioned/missing or excluded within the scope of deliverables which the vendor(s) deems critical to the success of the project.

5. Cost (20%)

Please use the Exhibit E to complete the cost structure section of the proposal. Vendors must also submit a current Rate Sheet for their firm.

Section VI. Additional RFP Response and General Contract Requirements

Notice to Vendors and Contractors

As a condition of this contract, CONTRACTOR is required by Minn. Stat. §270C.65 to provide a social security number, a federal tax identification number or Minnesota tax identification number. This information may be used in the enforcement of federal and state tax laws. These numbers will be available to federal and state tax authorities and state personnel involved in approving the contract and the payment of state obligations. Supplying these numbers could result in action to require CONTRACTOR to file state tax returns and pay delinquent state tax liabilities. This contract will not be approved unless these numbers are provided.

If you are an independent contractor, Minn. Stat. §256.998 requires the state to report your name, address and social security number to the New Hire Reporting Center of the Minnesota Department of Human Services unless your contract is for less than two months in duration with gross earnings of less

than \$250.00 per month. This information may be used by state or local child support enforcement authorities in the enforcement of state and federal child support laws.

Problem Resolution Process

A formal problem resolution process will be established in the contract to address issues raised by either Minnesota State or the vendor.

Affidavit of Non-Collusion

All responding vendors are required to complete the Affidavit of Non-Collusion form and submit it with the response.

Human Rights Requirements

For all contracts estimated to be in excess of \$100,000 all responding vendors are required to complete the Human Rights Certification Information and Affirmative Action Data Page and submit it with the response. As required by Minnesota Rule 5000.3600, "It is hereby agreed between the parties that Minnesota Statutes §363A.36 and Minnesota Rule 5000.3600 are incorporated into any contract between these parties based upon this specification or any modification of it. Copies of Minnesota Statutes §363A.36 and Minnesota Rules 5000.3400 - 5000.3600 are available from the Minnesota Bookstore, 660 Olive Street, St. Paul, MN 55155." All responding vendors shall comply with the applicable provisions of the Minnesota Affirmative Action law, Minnesota Statutes §363.A36. Failure to comply shall be grounds for rejection.

Equal Pay Certificate

If the Response to this solicitation could be in excess of \$500,000, including renewal and extension options, the Responder must obtain an Equal Pay Certificate from the Minnesota Department of Human Rights (MDHR) or claim an exemption prior to contract execution. A responder is exempt if it has not employed more than 40 full-time employees on any single working day in one state during the previous 12 months. Please contact MDHR with questions at: 651-539-1095 (metro), 1-800-657-3704 (toll free), 711 or 1-800-627-3529 (MN Relay) or at compliance.MDHR@state.mn.us.

Preference to Targeted Group and Economically Disadvantaged Business and Individuals

In accordance with Minnesota Rules, part 1230.1810, subpart B and Minnesota Rules, part 1230.1830, certified Targeted Group Businesses and individuals submitting proposals as prime contractors shall receive the equivalent of a six percent preference in the evaluation of their proposal, and certified Economically Disadvantaged Businesses and individuals submitting proposals as prime contractors shall receive the equivalent of a six percent preference in the evaluation of their proposal. For information regarding certification, contact the Materials Management Helpline at 651.296.2600, or you may reach the Helpline by e-mail at mmd.help.line@state.mn.us. For TTY/TDD communications, contact the Helpline through the Minnesota Relay Services at 1.800.627.3529.

To receive a preference the targeted group and economically disadvantaged business must meet the rules above by the solicitation due date and time. If you are claiming the targeted group and economically disadvantaged business preference, attach documentation in your response to the

solicitation. Only eligible targeted group and economically disadvantaged businesses that meet the rules requirements and provide adequate documentation will be given the preference.

Veteran-Owned Preference

In accordance with Minn. Stat. § 16C.16, subd. 6a, (a) Except when mandated by the federal government as a condition of receiving federal funds, the commissioner shall award up to a six percent preference, but no less than the percentage awarded to any other group under this section on state procurement to certified small businesses that are majority-owned and operated by veterans.

In accordance with Minn. Stat. § 16C.19 (d), a veteran-owned small business, the principal place of business of which is in Minnesota, is certified if it has been verified by the United States Department of Veterans Affairs as being either a veteran-owned small business or a service disabled veteran-owned small business, in accordance with Public Law 109-461 and Code of Federal Regulations, title 38, part 74.

To receive a preference the veteran-owned small business must meet the statutory requirements above by the solicitation due date and time. If you are claiming the veteran-owned preference, attach documentation, sign and return the Veteran-Owned Preference Form with your response to the solicitation. Only eligible veteran-owned small businesses that meet the statutory requirements and provide adequate documentation will be given the preference.

Insurance Requirements

A. The selected vendor will be required to submit an ACORD Certificate of Insurance to the System Office's authorized representative prior to execution of the contract. The selected vendor shall not commence work under the contract until they have obtained all the insurance described below and Minnesota State has approved evidence of such insurance. Vendor shall maintain such insurance in force and effect throughout the term of the contract.

B. The selected vendor will be required to maintain and furnish satisfactory evidence of the following:

1. **Workers' Compensation Insurance.** The vendor must provide workers' compensation insurance for all its employees and, in case any work is subcontracted, the vendor will require the subcontractor to provide workers' compensation insurance in accordance with the statutory requirements of the State of Minnesota, including Coverage B, Employer's Liability, at limits not less than \$100,000.00 bodily injury by disease per employee; \$500,000.00 bodily injury by disease aggregate; and \$100,000.00 bodily injury by accident.
2. **Commercial General Liability.** The vendor will be required to maintain a comprehensive commercial general liability insurance (CGL) policy protecting it from bodily injury claims and property damage claims which may arise from operations under the contract whether the operations are by the vendor or by a subcontractor or by anyone directly or indirectly employed under the contract. The minimum insurance amounts will be:

\$2,000,000.00 per occurrence

\$2,000,000.00 annual aggregate

\$2,000,000.00 annual aggregate – Products/Completed Operations

In addition, the following coverages must be included:

Premises and Operations Bodily Injury and Property Damage
Personal and Advertising Injury
Products and Completed Operations Liability
Blanket Contractual Liability
Name the following as Additional Insureds:
Board of Trustees of the Minnesota State Colleges and Universities
System Office

3. Commercial Automobile Liability. The vendor will be required to maintain insurance protecting it from bodily injury claims and property damage claims which may arise from operations of vehicles under the contract whether such operations were by the vendor, a subcontractor or by anyone directly or indirectly employed under the contract. The minimum insurance amounts will be:

\$2,000,000.00 per occurrence Combined Single Limit (CSL)

In addition, the following coverages should be included:

4. Errors and Omissions (E & O) Insurance. The vendor will be required to maintain insurance protecting it from claims the vendor may become legally obligated to pay resulting from any actual or alleged negligent act, error or omission related to the vendor's professional services required under this contract. The minimum insurance amounts will be:

\$2,000,000.00 per occurrence
\$2,000,000.00 annual aggregate

Any deductible will be the sole responsibility of the vendor and may not exceed \$50,000 without the written approval of Minnesota State. If the vendor desires authority from Minnesota State to have a deductible in a higher amount, the vendor shall so request in writing, specifying the amount of the desired deductible and providing financial documentation by submitting the most current audited financial statements so that Minnesota State can ascertain the ability of the vendor to cover the deductible from its own resources.

The retroactive or prior acts date of such coverage shall not be after the effective date of this contract and vendor shall maintain such insurance for a period of at least three (3) years, following completion of the work. If such insurance is discontinued, extended reporting period coverage must be obtained by vendor to fulfill this requirement.

Additional Insurance Conditions:

- Vendor's policy(ies) shall be primary insurance to any other valid and collectible insurance available to Minnesota State with respect to any claim arising out of vendor's performance under this contract;

- If vendor receives a cancellation notice from an insurance carrier affording coverage herein, vendor agrees to notify Minnesota State within five (5) business days with a copy of the cancellation notice, unless vendor's policy(ies) contain a provision that coverage afforded under the policy(ies) will not be cancelled without at least thirty (30) days advance written notice to Minnesota State;
- Vendor is responsible for payment of contract related insurance premiums and deductibles;
- If vendor is self-insured, a Certificate of Self-Insurance must be attached;
- Vendor's policy(ies) shall include legal defense fees in addition to its liability policy limits, with the exception of B.4 above;
- Vendor shall obtain insurance policy(ies) from insurance company(ies) having an "AM BEST" rating of A- (minus); Financial Size Category (FSC) VII or better, and authorized to do business in the State of Minnesota; and
- An Umbrella or Excess Liability insurance policy may be used to supplement the vendor's policy limits to satisfy the full policy limits required by the contract.

C. Minnesota State reserves the right to immediately terminate the contract if the vendor is not in compliance with the insurance requirements and retains all rights to pursue any legal remedies against the vendor. All insurance policies must be available for inspection by the System Office and copies of policies must be submitted to the Minnesota State's authorized representative upon written request.

State Audit

The books, records, documents and accounting practices and procedures of the vendor relevant to the contract(s) must be available for audit purposes to Minnesota State and the Legislative Auditor's Office for six (6) years after the termination/expiration of the contract.

Minnesota Government Data Practices Act

The requirements of Minnesota Statutes § 13.05, subd. 11 apply to the contract. The vendor must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided by Minnesota State, its schools and the System Office in accordance with the contract and as it applies to all data created, gathered, generated or acquired in accordance with the contract. All materials submitted in response to this RFP will become property of the State of Minnesota and will become public record after the evaluation process is completed. Pursuant to the statute, completion of the evaluation process occurs when Minnesota State has completed negotiating the contract with the selected vendor. If the vendor submits information in response to this RFP that it believes to be trade secret materials as defined by the Minnesota Government Data Practices Act, the vendor must:

- Mark clearly all trade secret materials in its response at the time the response is submitted;
- Include a statement with its response justifying the trade secret designation for each item;
- Defend any action seeking release of the materials it believes to be trade secret, and indemnify and hold harmless the State of Minnesota, Minnesota State, its agents and employees, from any judgments or damages awarded against the State or Minnesota State in favor of the party requesting the materials, and any and all costs connected with that defense. This indemnification survives Minnesota State's award of a contract. In submitting a response to this

RFP, the responder agrees this indemnification survives as long as the trade secret materials are in possession of Minnesota State.

Minnesota State will not consider the prices submitted by the Responder to be proprietary or trade secret materials.

Conflict of Interest

The vendor must provide a list of all entities with which it has relationships that create, or appear to create, a conflict of interest with the work that it is contemplated in this Request for Proposal. The list should indicate the names of the entity, the relationship, and a discussion of the conflict.

Organizational Conflicts of Interest

The responder warrants that, to the best of its knowledge and belief, and except as otherwise disclosed, there are no relevant facts or circumstances that could give rise to organizational conflicts of interest. An organizational conflict of interest exists when, because of existing or planned activities or because of relationships with other persons, a vendor is unable or potentially unable to render impartial assistance or advice, or the vendor's objectivity in performing the contract work is or might be otherwise impaired, or the vendor has an unfair competitive advantage. The responder agrees that, if after award, an organizational conflict of interest is discovered, an immediate and full disclosure in writing must be made to the respective school's chief financial officer or the System Office's Business Manager that must include a description of the action which the vendor has taken or proposes to take to avoid or mitigate such conflicts. If an organizational conflict of interest is determined to exist, the school or System Office may, at its discretion, cancel the contract. In the event the responder was aware of an organizational conflict of interest prior to the award of the contract and did not disclose the conflict to the contracting officer, the school or System Office may terminate the contract for default. The provisions of this clause must be included in all subcontracts for work to be performed similar to the service provided by the prime contractor, and the terms "contract," "contractor," and "contracting officer" modified appropriately to preserve Minnesota State's rights.

Physical and Data Security

The vendor is required to recognize that on the performance of the contract the vendor will become a holder of and have access to private data on individuals and nonpublic data as defined in the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13; and other applicable laws.

In performance of the contract, the vendor agrees it will comply with all applicable state, federal and local laws and regulations, including but not limited to the laws under Minnesota Statute Chapters 13 relating to confidentiality of information received as a result of the contract. The vendor agrees that it, its officers, employees and agents will be bound by the above confidentiality laws and that it will establish procedures for safeguarding the information.

The vendor agrees to notify its officers, employees and agents of the requirements of confidentiality and of the possible penalties imposed by violation of these laws. The vendor agrees that neither it, nor its officers, employees or agents will disclose or make public any information received by the vendor on behalf of Minnesota State and the System Office.

The vendor shall recognize Minnesota State's sole and exclusive right to control the use of this information. The vendor further agrees it shall make no use of any of the described information, for

either internal or external purposes, other than that which is directly related to the performance of the contract.

The vendor agrees to indemnify and hold harmless the State of Minnesota, Minnesota State and the System Office from any and all liabilities and claims resulting from the unauthorized disclosure by the vendor, its officers, employees or agents of any information required to be held confidential under the provisions of the contract. The vendor must return all source data to the “Authorized Representative” to be identified in the contract.

Reimbursements

Costs provided in Exhibit E shall be inclusive of travel and subsistence expenses actually and necessarily incurred by the contractor as a result of the contract.

Section VI. RFP Responses

Forms

In addition to the cover letter and other proposal requirements listed in Section II. and Section V., vendors must complete and include the following forms in their response:

FORM	Return?	LOCATION
Affidavit of Non-Collusion	Yes	Exhibit A
Affirmative Action Certification	Yes	Exhibit B1
Certification of Compliance, Disabled Individuals	Yes	Exhibit B2
Equal Pay Certificate	Yes	Exhibit C
Veteran Owned Preference (if applicable)	If applicable	Exhibit D1
Targeted Group and Economically Disadvantaged Business and Individuals Preference (if applicable)	If applicable	Exhibit D2
Proposed Costs (<i>must</i> include current Rate Sheet)	Yes	Exhibit E
Functional Requirements and Targets (with attachment(s) as needed)	Yes	Exhibit F
End User License Agreement (if applicable)	If applicable	Exhibit G
Professional/Technical Services Contract	No	Exhibit H

Submission

Sealed proposals must be received at the following address not later than Monday, May 7, 5:00 p.m. CDT:

Institution: Minnesota State System Office
 Name: Emily Ziring
 Title: Sustainable Facilities Program Manager
 E-mail address: emily.ziring@minnstate.edu
 Mailing Address: 30 7th Street East, Suite 350, St. Paul, Minnesota 55101

The responder shall submit six (6) copies of its RFP response and an electronic copy (via e-mail attachment, flash drive, or other secure electronic means) with the RFP response in PDF format.

Proposals are to be sealed in mailing envelopes or packages with the responder's name and address clearly written on the outside. One copy of the proposal must be unbound and signed in blue or black ink by an authorized representative of the vendor. Proof of authority of the person signing must accompany the response.

Responses received after this date and time will be returned to the responder unopened.

Responses received from vendor(s) who did not attend the mandatory pre-proposal vendors' conference will not be considered.

Responses that are missing any of the completed required forms will not be considered.

Fax and e-mail-only responses will not be considered.

Proposals made in pencil will be rejected. Alterations in cost figures used to determine the lowest priced proposal will be rejected unless initialed in ink by the person responsible for or authorized to make decisions as to price quoted. The use of "white out" is considered an alteration.

The remainder of this page was intentionally left blank

EXHIBIT A: Affidavit of Non-Collusion

**STATE OF MINNESOTA
AFFIDAVIT OF NON-COLLUSION**

I swear (or affirm) under the penalty of perjury:

1. That I am the Responder (if the Responder is an individual), a partner in the company (if the Responder is a partnership), or an officer or employee of the responding corporation having authority to sign on its behalf (if the Responder is a corporation);
2. That the attached proposal submitted in response to the _____ Request for Proposal has been arrived at by the Responder independently and has been submitted without collusion with and without any agreement, understanding or planned common course of action with, any other Responder of materials, supplies, equipment or services described in the Request for Proposal, designed to limit fair and open competition;
3. That the contents of the proposal have not been communicated by the Responder or its employees or agents to any person not an employee or agent of the Responder and will not be communicated to any such persons prior to the official opening of the proposals; and
4. That I am fully informed regarding the accuracy of the statements made in this affidavit.

Responder's Firm Name: _____

Authorized Signature: _____

Date: _____

Subscribed and sworn to me this _____ day of _____

Notary Public: _____

My commission expires: _____

EXHIBIT B1: Affirmative Action Certification

NOTICE TO CONTRACTORS AFFIRMATIVE ACTION CERTIFICATION OF COMPLIANCE

It is hereby agreed between the parties that Minnesota State will require that affirmative action requirements be met by contractors in relation to Minnesota Statutes §363A.36 and Minnesota Rules, 5000.3400 to 5000.3600. Failure by a contractor to implement an affirmative action plan or make a good faith effort shall result in revocation of its certificate or revocation of the contract (Minnesota Statutes §363A.36, subdivisions 3 and 4).

Under the Minnesota Human Rights Act, §363A.36, businesses or firms entering into a contract over \$100,000 which have more than forty (40) full-time employees within the state of Minnesota on a single working day during the previous twelve (12) months, or businesses or firms employing more than forty (40) full-time employees on a single working day during the previous twelve (12) months in a state in which its primary place of business is domiciled and that primary place of business is outside of the State of Minnesota but within the United States, must have submitted an affirmative action plan that was received by the Commissioner of Human Rights for approval prior to the date and time the responses are due. A contract over \$100,000 will not be executed unless the firm or business having more than forty (40) full-time employees, either within or outside the State of Minnesota, has received a certificate of compliance signifying it has an affirmative action plan approved by the Commissioner of Human Rights. The Certificate is valid for four (4) years. For additional information, contact the Department of Human Rights, Freeman Building, 625 Robert Street North, Saint Paul, MN 55155.

Effective July 1, 2003. The Minnesota Department of Human Rights is authorized to charge a \$150.00 fee for each Certificate of Compliance issued. A business or firm must submit its affirmative action plan along with a cashier's check or money order in the amount of \$150.00 to the Minnesota Department of Human Rights or you may contact the Department for additional information at the Compliance Services Unit, Freeman Building, 625 Robert Street North, Saint Paul MN 55155.

State Of Minnesota – Affirmative Action Certification

If your response to this solicitation is or could be in excess of \$100,000, complete the information requested below to determine whether you are subject to the Minnesota Human Rights Act (Minnesota Statutes 363A.36) certification requirement, and to provide documentation of compliance if necessary. It is your sole responsibility to provide this information and—if required—to apply for Human Rights certification prior to the due date of the bid or proposal and to obtain Human Rights certification prior to the execution of the contract. The State of Minnesota is under no obligation to delay proceeding with a contract until a company receives Human Rights certification.

BOX A – For companies which have employed more than 40 full-time employees within Minnesota on any single working day during the previous 12 months. All other companies proceed to BOX B.

Your response will be rejected unless your business:

has a current Certificate of Compliance issued by the Minnesota Department of Human Rights (MDHR)

–or–

has submitted an affirmative action plan to the MDHR, which the Department received prior to the date the responses are due.

Check one of the following statements if you have employed more than 40 full-time employees in Minnesota on any single working day during the previous 12 months:

- We have a current Certificate of Compliance issued by the MDHR. **Proceed to BOX C. Include a copy of your certificate with your response.**
- We do not have a current Certificate of Compliance. However, we submitted an Affirmative Action Plan to the MDHR for approval, which the Department received on _____ (date). **Proceed to BOX C.**
- We do not have a Certificate of Compliance, nor has the MDHR received an Affirmative Action Plan from our company. **We acknowledge that our response will be rejected. Proceed to BOX C. Contact the Minnesota Department of Human Rights for assistance.** (See below for contact information.)

Please note: Certificates of Compliance must be issued by the Minnesota Department of Human Rights. Affirmative Action Plans approved by the Federal government, a county, or a municipality must still be received, reviewed, and approved by the Minnesota Department of Human Rights before a certificate can be issued.

BOX B – For those companies not described in BOX A

Check below.

- We have not employed more than 40 full-time employees on any single working day in Minnesota within the previous 12 months. **Proceed to BOX C.**

BOX C – For all companies

By signing this statement, you certify that the information provided is accurate and that you are authorized to sign on behalf of the responder. You also certify that you are in compliance with federal affirmative action requirements that may apply to your company. (These requirements are generally triggered only by participating as a prime or subcontractor on federal projects or contracts. Contractors are alerted to these requirements by the federal government.)

Name of Company: _____ Date _____

Authorized Signature: _____ Telephone number: _____

Printed Name: _____ Title: _____

For assistance with this form, contact:

Minnesota Department of Human Rights, Compliance & Community Relations

Freeman Building, 625 Robert Street North, Saint Paul, MN 55155

Phone: 651-296-5663

Toll Free: 800-657-3704

Fax: 651-296-9042

TTY: 651-296-1283

Web: mn.gov/mdhr

Email: compliance.mndh@state.mn.us

6/11 – MDHR

Affirmative Action Certification Page, Revised

EXHIBIT B2: Certification of Compliance, Disabled Individuals

MINNESOTA STATE COLLEGES AND UNIVERSITIES NOTICE TO VENDORS AFFIRMATIVE ACTION CERTIFICATION OF COMPLIANCE

The amended Minnesota Human Rights Act (Minnesota Statutes §363A.36) divides the contract compliance program into two categories. Both categories apply to any contracts for goods or services in excess of \$100,000.

The first category applies to businesses that have had more than 40 full-time employees within Minnesota on a single working day during the previous 12 months. The businesses in this category must have submitted an affirmative action plan to the Commissioner of the Department of Human Rights prior to the due date and time of the response and must have received a Certificate of Compliance prior to execution of the contract or agreement.

The secondary category applies to businesses that have had more than 40 full-time employees on a single working day in the previous 12 months in the state in which its primary place of business is domiciled. The businesses in this category must certify to Minnesota State that it is in compliance with federal affirmative action requirements before execution of the contract. For further information, contact the Department of Human Rights, Compliance Services Unit, 625 Robert Street North, Saint Paul MN 55155; Voice: 651-296-5663; Toll Free: 800-657-3704; TTY: 651-296-1283.

Minnesota State is under no obligation to delay the award or the execution of a contract until a vendor has completed the Human Rights certification process. It is the sole responsibility of the vendor to apply for and obtain a Human Rights certificate prior to contract execution.

It is hereby agreed between the parties that Minnesota State will require affirmative action requirements be met by vendors in relation to Minnesota Statutes §363A.36 and Minnesota Rules, 5000.3400 to 5000.3600.

Under the Minnesota Human Rights Act, §363A.36, subdivision 1, no department or agency of the state shall execute an order in excess of \$100,000 with any business within the State of Minnesota having more than 40 full-time employees in a single working day during the previous 12 months unless the firm or business has an affirmative action plan for the employment of minority persons, women, and the disabled that has been approved the Commissioner of Human Rights. Receipt of a Certificate of Compliance issued by the Commissioner shall signify that a firm or business has an affirmative action plan approved by the Commissioner.

Failure by the vendor to implement an affirmative action plan or make a good faith effort shall result in revocation of its certificate or revocation of the order (Minnesota Statutes §363A.36, subdivisions 3 and 4). A certificate is valid for a period of four (4) years.

DISABLED INDIVIDUAL CLAUSE

- A. A vendor shall not discriminate against any employee or applicant for employment because of physical or mental disability in regard to any position for which the employee or applicant for

employment is qualified. The vendor agrees to take disabled individuals without discrimination based on their physical or mental disability in all employment practices such as the following: employment, upgrading, demotion or transfer, recruitment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection of training, including apprenticeship.

- B. The vendor agrees to comply with the rules and relevant order of the Minnesota Department of Human Rights issued pursuant to the Minnesota Human Rights Act.
- C. In the event of a vendor's noncompliance with the requirements of this clause, actions for noncompliance may be taken by the Minnesota Department of Human Rights pursuant to the Minnesota Human Rights Act.
- D. The vendor agrees to post in conspicuous places, available to employees and applicants for employment, notices in a form to be prescribed by the Commissioner of the Minnesota Department of Human Rights. Such notices shall state the vendor obligation under the law to take affirmative action to employ and advance in employment qualified disabled employees and applicants for employment and the rights of applicants and employees.
- E. The vendor shall notify each labor union or representative of workers with which it has a collective bargaining agreement or other order understanding, that the vendor is bound by the terms of Minnesota Statutes §363A.36 of the Minnesota Human Rights Act and is committed to take affirmative action to employ and advance in employment physically and mentally disabled individuals.

It is hereby agreed between the parties that Minnesota Statutes §363A.36 and Minnesota Rules 5000.3400 to 5000.3600 are incorporated into any order of Minnesota Statutes §363A.36 and Minnesota Rules, 5000.3400 to 5000.3600 are available from Minnesota Bookstore, 660 Olive Street, St. Paul, Minnesota 55155.

By signing this statement the vendor certifies that the information provided is accurate.

NAME OF COMPANY: _____

AUTHORIZED SIGNATURE: _____

TITLE: _____

DATE: _____

Revised 1/22/09

EXHIBIT C: Equal Pay Certificate

Minnesota Department of Human Rights
ATTN: Contract Compliance
Freeman Building
625 Robert Street North
Saint Paul, MN 55155
(Or Send to - compliance.MDHR@state.mn.us.)

Equal Pay Certificate Application

- We are in compliance with Title VII of the Civil Rights Act of 1964, the Equal Pay Act of 1963, the Minnesota Human Rights Act, and the Minnesota Equal Pay Act for Equal Work Law.
 - The average compensation for female employees is not consistently below the average compensation for male employees, taking into account mitigating factors, within each of the major job categories in your EEO-1 report. If you are not required to file an EEO-1 report, taking into account mitigating factors, the average compensation for female employees is not consistently below the average compensation for male employees within your organization.
 - We make hiring, retention and promotion decisions without regard to gender, nor do we limit employees based on gender to certain job classifications.
 - We promptly correct wage and benefit disparities.
 - We evaluate wages and benefits (annually) (two year period) (other, please specify) to ensure compliance with the above identified laws.
 - In determining our employee compensation we use: (check below)
 - ___ Market pricing approach
 - ___ State prevailing wage or union contract requirements
 - ___ Performance pay system
 - ___ An internal analysis
 - ___ Other method (please specify) _____
-
-

Enclosed is our application fee of \$150, made payable to the “Minnesota Department of Human Rights.”

In signing below, I affirm that I am the Board Chairperson or Chief Executive Officer and that the above information to the best of my understanding is accurate and complete.

Signature Print Name Date

Business Name Business Address

EXHIBIT D1: Veteran Owned Preference

**STATE OF MINNESOTA
VETERAN-OWNED PREFERENCE FORM**

In accordance with Minn. Stat. §16C.16, subd. 6a, the Minnesota State may award up to a 6% preference in the amount bid on state procurement to certified small businesses that are majority owned and operated by veterans.

Veteran-Owned Preference Requirements - See Minn. Stat. §16C.19(d):

1. Principal place of business is in Minnesota.

and

2. The United States Department of Veterans Affairs verifies the business as being a veteran-owned small business under Public Law 109-461 and Code of Federal Regulations, title 38, part 74.

Statutory requirements and appropriate documentation must be met **by the solicitation response due date and time** to be awarded the veteran-owned preference. The preference applies only to the first \$500,000 of a solicitation response.

Claim the Preference

By signing below I confirm that:

My company is claiming the veteran-owned preference afforded by Minn. Stat. § 16C.16, subd. 6a. by making this claim, I verify that:

- My company's principal place of business is in Minnesota; and
- The United States Department of Veteran's Affairs verifies my company as being a veteran-owned small business. (Supported By Attached Documentation)

Name of Company: _____ Date: _____

Authorized Signature: _____ Telephone: _____

Printed Name: _____ Title: _____

Attach documentation, sign, and return this form with your solicitation response to claim the veteran-owned preference.

EXHIBIT D2: Targeted Group and Economically Disadvantaged Business and Individuals Preference (if applicable)

Please provide certification of business or individual certified by the State of Minnesota as a Targeted Group or Economically Disadvantaged Business and Individuals if applicable. The date of certification must be on or before the deadline for RFP Proposal Submissions in order to qualify for preference under this RFP.

EXHIBIT E: Proposed Costs

COSTS

Provide pricing per good or service. Costs provided in Exhibit E shall be inclusive of travel and subsistence expenses. All travel expense costs must be included in the vendor’s not-to-exceed price cost. Minnesota State will not make a separate payment for reimbursable expenses. Per Force Majeure, Minnesota State shall not be liable for additional travel costs incurred due for any reason outside Minnesota State’s control.

Note: The System Office does not accept a change order process to the statement of work. Only formal amendments to contract awards agreed to by both parties will allow for change in pricing if scope changes as requested by the System Office.

For all annual costs, provide cost per year assuming a five-year term. You must include a copy of your firm’s Rate Sheet in your submission.

Licensing	
Describe in detail the type of license you are proposing.	
Provide the <u>annual</u> license fees, including hosting.	\$ (per year)
Implementation	
Provide the cost for implementation <i>if not included in license fees</i> .	\$
Maintenance, Training and Support	
Provide the <u>annual</u> maintenance, training and support costs <i>if not included in license fees</i> .	\$ (per year)
Optional Enhancements	
List any and all costs associated with enhanced functionality of the solution, i.e. the <u>total cost to Minnesota State</u> for all requirements within the Functional Requirements and Targets marked with “1” to be in place by the end of the implementation period.	\$
Describe any third-party software and tools for support of solution. Identify if the software and/or tools are required or optional and any costs associated with this section.	
List the cost per square foot for performing a Facilities Condition Assessment	Up to 1 million SF \$_____ per SF 1 – 5 million SF \$_____ per SF 6 – 10 million SF \$_____ per SF Over 10 million SF \$_____ per SF

Identify any other costs associated with the adoption of the solution within the Minnesota State system.	\$
--	----

EXHIBIT F: Functional Requirements and Targets

Download the Functional Requirements and Targets matrix at
<http://www.minnstate.edu/vendors/index.html>

The matrix must be completed and submitted with all proposals.

EXHIBIT G: End User License Agreement (if applicable)

Although a Minnesota State Professional/Technical Services contract is required, as shown in Exhibit H, in the event Respondent desires to enter into a license agreement, terms of service, service level agreement, or other ancillary agreement with Minnesota State, Respondent must include, for reference, a sample copy of a said license agreement, terms of service, or service level agreement. Minnesota State reserves the right to reject a proposal on these grounds.

EXHIBIT H: Sample Professional/Technical Services Contract

P.O. Number _____

[INSTRUCTIONS FOR COMPLETING THIS FORM ARE IN ITALICS AND BRACKETS. PLEASE COMPLETE EVERY FIELD AND DELETE ALL INSTRUCTIONS INCLUDING THE BRACKETS.]

**STATE OF MINNESOTA
MINNESOTA STATE COLLEGES AND UNIVERSITIES
*[INSERT NAME OF COLLEGE/UNIVERSITY/SYSTEM OFFICE]***

PROFESSIONAL/TECHNICAL SERVICES CONTRACT

THIS CONTRACT, and amendments and supplements thereto, is between the State of Minnesota, acting through its Board of Trustees of the Minnesota State Colleges and Universities, on behalf of *[INSERT NAME OF COLLEGE/UNIVERSITY/SYSTEM OFFICE]* (hereinafter MINNESOTA STATE), and *[INSERT CONTRACTOR'S LEGAL NAME AND FULL ADDRESS. DO NOT ONLY USE A PO BOX.]*, an independent contractor, not an employee of the State of Minnesota (hereinafter CONTRACTOR).

WHEREAS, MINNESOTA STATE, pursuant to Minnesota Statutes Chapter 136F, is empowered to procure from time to time certain professional/technical services, and

WHEREAS, MINNESOTA STATE is in need of professional/technical services, and

WHEREAS, the CONTRACTOR represents it is duly qualified and willing to perform the services set forth in this contract and

[DELETE THE FOLLOWING CLAUSES IF CONTRACTOR IS NOT AN INDIVIDUAL. IF CONTRACTOR IS AN INDIVIDUAL, THEY MUST BE INCLUDED.]

WHEREAS, the CONTRACTOR represents that he / she is not a current state employee, and

WHEREAS, the CONTRACTOR represents that he / she has not received an early separation incentive under Minnesota State Colleges and Universities Board Policy 4.11, Board Early Separation Incentive Program (BESI), during the one year post-separation period prior to the effective date of this contract.

NOW, THEREFORE, it is agreed:

1. **TERM OF CONTRACT.** This contract is effective on *[INSERT FULL DATE (e.g., January 29, 2013)]* or upon the date the final required signature is obtained by MINNESOTA STATE, whichever occurs later, and shall remain in effect until *[INSERT FULL DATE (e.g., June 15, 2013)]* or until all obligations set forth in this contract have been satisfactorily fulfilled, whichever occurs first. The CONTRACTOR understands that no work should begin under this contract until all required signatures have been obtained and the CONTRACTOR is notified to begin work by MINNESOTA STATE's authorized representative.
2. **CONTRACTOR'S DUTIES. The CONTRACTOR will:**

[PROVIDE SUFFICIENT DETAIL IN THE DUTIES SO THAT YOU CAN HOLD THE CONTRACTOR ACCOUNTABLE FOR THIS WORK. DO THIS BY EITHER: 1) LISTING THE CONTRACTOR'S DUTIES, DELIVERABLES, AND COMPLETION DATES WITH PRECISE DETAIL HERE OR 2) USING AN EXHIBIT THAT CONTAINS THE PRECISE DUTIES AND DELIVERABLES, NOT THE "PROPOSAL". YOU MUST INDICATE THAT AN EXHIBIT IS INCORPORATED INTO THE CONTRACT, SUCH AS "Perform the duties specified in Exhibit A, which is attached and incorporated into this contract."]

3. CONSIDERATION AND TERMS OF PAYMENT.

a. Consideration for all services performed and goods or materials supplied by the CONTRACTOR pursuant to this contract shall be paid by MINNESOTA STATE as follows:

- i. Compensation of *[INSERT DOLLAR AMOUNT IN WORDS AND NUMBERS AND NUMBER OF HOURS, e.g. Fifty and 00/100 Dollars (\$50.00) for eighty (80) hours. EXPLAIN HOW THE CONTRACTOR WILL BE PAID. EXAMPLES: "IN ACCORDANCE WITH THE BREAKDOWN OF COSTS AS SET FORTH BELOW." IF DELIVERABLES CAN BE SUCCINCTLY DEFINED, IT IS GENERALLY PREFERABLE TO STRUCTURE PAYMENT BASED ON THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF SPECIFIC TASKS OR DELIVERABLES.]*
- ii. Reimbursement for travel and subsistence expenses actually and necessarily incurred by the CONTRACTOR in performance of this contract in an amount not to exceed *[INSERT DOLLAR AMOUNT IN WORDS AND NUMBERS (e.g. One Hundred Twenty and 00/100 Dollars (\$120.00). IF NONE, INSERT "Zero Dollars (\$0.00)]* provided that CONTRACTOR shall be reimbursed for travel and subsistence expenses in the same manner and in no greater amount than provided in the current "Commissioner's Plan" promulgated by the Commissioner of Employee Relations attached hereto. *[ATTACH IF APPLICABLE; DO NOT ATTACH IF NOT APPLICABLE]* The CONTRACTOR shall not be reimbursed for travel and subsistence expenses incurred outside the State of Minnesota unless it has received prior written approval for such out-of-state travel from MINNESOTA STATE's authorized representative.
- iii. The **total obligation** of MINNESOTA STATE for all compensation and reimbursement to the CONTRACTOR shall not exceed *[INSERT DOLLAR AMOUNT IN WORDS AND NUMBERS, e.g. Four Thousand One Hundred Twenty and 00/100 Dollars (\$4,120.00).]*

b. Terms of Payment.

- i. Payment shall be made by MINNESOTA STATE promptly after the CONTRACTOR'S presentation of invoices for services performed and acceptance of such services by MINNESOTA STATE's authorized representative. All services provided by the CONTRACTOR pursuant to this contract shall be performed to the satisfaction of MINNESOTA STATE, as determined at the sole discretion of its authorized representative, and in accordance with all applicable federal, state and local laws, ordinances, rules and regulations. The CONTRACTOR shall not receive payment for work found by MINNESOTA STATE to be unsatisfactory or performed in violation of any applicable federal, state or local law, ordinance, rule or regulation. Invoices shall be presented by CONTRACTOR according to the following schedule:

[USE TERMS OR PHRASES SUCH AS WEEKLY, MONTHLY OR WITHIN CALENDAR DAYS FOLLOWING COMPLETION OF SERVICES OR IF THERE ARE SPECIFIC DELIVERABLES, PHASES, TASKS, LIST HOW MUCH WILL BE PAID FOR EACH.]

- ii. *[IF APPLICABLE, INSERT THIS CLAUSE.]* Payments are to be made from federal funds obtained by MINNESOTA STATE through Title _____ of the _____ Act of _____ (Public law and amendments thereto). If at any time such funds become unavailable, this contract shall be terminated immediately upon written notice of such fact by MINNESOTA STATE to the CONTRACTOR. In the event of such termination, CONTRACTOR shall be entitled to payment, determined on a pro rata basis, for services satisfactorily performed.
- iii. Nonresident Aliens. Pursuant to 26 U.S.C. §1441, MINNESOTA STATE is required to withhold certain federal income taxes on the gross compensation paid to nonresident aliens, as defined by Internal Revenue Code §7701(b). MINNESOTA STATE will withhold all required taxes unless and until CONTRACTOR submits documentation required by the Internal Revenue Service indicating that CONTRACTOR is a resident of a country with tax treaty benefits. MINNESOTA STATE makes no representations regarding whether or to what extent tax treaty benefits are available to CONTRACTOR. To the extent that MINNESOTA STATE does not withhold these taxes for any reason, CONTRACTOR agrees to indemnify and hold MINNESOTA STATE harmless for any taxes owed and any interest or penalties assessed.
- iv. Entertainers. Pursuant to Minnesota Statutes 290.9201, MINNESOTA STATE is required to withhold a two percent (2%) tax on the gross compensation, including reimbursable expenses, paid to non-Minnesota entertainers for any performance in Minnesota.

4. **AUTHORIZED REPRESENTATIVES.** All official notifications, including but not limited to, cancellation of this contract must be sent to the other party's authorized representative.

- a. MINNESOTA STATE's authorized representative for the purpose of administration of this contract is:

Name:
 Address:
 Telephone:
 E-Mail:
 Fax:

Such representative shall have final authority for acceptance of the CONTRACTOR'S services and, if such services are accepted as satisfactory, shall so certify on each invoice presented pursuant to Clause 3, paragraph b.

- b. The CONTRACTOR'S authorized representative for the purpose of administration of this contract is:

Name:
 Address:
 Telephone:
 E-Mail:
 Fax:

5. **CANCELLATION AND TERMINATION.**

- a. This contract may be canceled by MINNESOTA STATE at any time, with or without cause, upon thirty (30) days written notice to the CONTRACTOR. In the event of such a cancellation, the CONTRACTOR shall be entitled to payment, determined on a pro rata basis, for work or services satisfactorily performed.

- b. **Termination for Insufficient Funding.** MINNESOTA STATE may immediately terminate this contract if it does not obtain funding from the Minnesota Legislature or other funding source, or if funding cannot be continued at a level sufficient to allow for the payment of the services covered here. Termination must be by written or fax notice to the CONTRACTOR within a reasonable time of MINNESOTA STATE receiving notice that sufficient funding is not available. MINNESOTA STATE is not obligated to pay for any services that are provided after notice and effective date of termination. However, the CONTRACTOR will be entitled to payment, determined on a pro rata basis, for work or services satisfactorily performed to the extent that funds are available. MINNESOTA STATE will not be assessed any penalty if the contract is terminated because of the decision of the Minnesota Legislature or other funding source not to appropriate funds.
6. **ASSIGNMENT.** The CONTRACTOR shall neither assign nor transfer any rights or obligations under this contract without the prior written consent of MINNESOTA STATE.
7. **LIABILITY.** The CONTRACTOR shall indemnify, save, and hold MINNESOTA STATE, its representatives and employees harmless from any and all claims or causes of action, including all attorney's fees incurred by MINNESOTA STATE, arising from the performance of this contract by the CONTRACTOR or CONTRACTOR'S agents or employees. This clause shall not be construed to bar any legal remedies the CONTRACTOR may have for MINNESOTA STATE's failure to fulfill its obligations pursuant to this contract.
8. **WORKERS' COMPENSATION.** The CONTRACTOR certifies it is in compliance with Minnesota Statutes §176.181, subd. 2 pertaining to workers' compensation insurance coverage. The CONTRACTOR'S employees and agents will not be considered MINNESOTA STATE employees. Any claims that may arise under the Minnesota Workers' Compensation Act on behalf of these employees or agents and any claims made by any third party as a consequence of any act or omission on the part of these employees or agents are in no way MINNESOTA STATE's obligation or responsibility.
9. **PUBLICITY.** Any publicity given to the program, publications, or services provided resulting from this contract, including, but not limited to, notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the CONTRACTOR or its employees individually or jointly with others, or any subcontractors shall identify MINNESOTA STATE as the sponsoring agency and shall not be released prior to receiving the approval of MINNESOTA STATE's authorized representative.
10. **MINNESOTA STATUTES §181.59.**

The Contractor will comply with the provisions of Minnesota Statutes §181.59 which require:

Every contract for or on behalf of the State of Minnesota, or any county, city, town, township, school, school district, or any other district in the state, for materials, supplies, or construction shall contain provisions by which the contractor agrees: (1) that, in the hiring of common or skilled labor for the performance of any work under any contract, or any subcontract, no contractor, material supplier, or vendor, shall, by reason or race, creed, or color, discriminate against the person or persons who are citizens of the United States or resident aliens who are qualified and available to perform the work to which the employment relates; (2) that no contractor, material supplier, or vendor, shall, in any manner, discriminate against, or intimidate, or prevent the employment of any person or persons identified in clause (1) of this section, or on being hired, prevent, or conspire to prevent, the person or persons from the performance of work under any contract on account of race, creed, or color; (3) that a violation of this section is a misdemeanor; and (4) that this contract may be canceled or terminated by the state, county, city, town, school board, or any other person authorized to grant the contracts for employment, and all money due, or to become due under the contract, may be forfeited for a second or any subsequent violation of the terms or conditions of this contract.

11. **DATA DISCLOSURE.**

- a. As a condition of this contract, CONTRACTOR is required by Minn. Stat. §270C.65 to provide a social security number, a federal tax identification number or Minnesota tax identification number. This information may be used in the enforcement of federal and state tax laws. These numbers will be available to federal and state tax authorities and state personnel involved in approving the contract and the payment of state obligations. Supplying these numbers could result in action to require CONTRACTOR to file state tax returns and pay delinquent state tax liabilities. This contract will not be approved unless these numbers are provided.
- b. Independent Contractors. Minn. Stat. §256.998 requires MINNESOTA STATE to report the name, address and social security number of independent contractors to the New Hire Reporting Center of the Minnesota Department of Human Services unless this Contract is for less than two months in duration with gross earnings of less than \$250.00 per month. This information may be used by state or local child support enforcement authorities in the enforcement of state and federal child support laws.

12. **GOVERNMENT DATA PRACTICES ACT.** The requirements of Minnesota Statutes § 13.05, subd. 11 apply to this contract. The CONTRACTOR and MINNESOTA STATE must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided by MINNESOTA STATE in accordance with this contract, and as it applies to all data, created, collected, received, stored, used, maintained, or disseminated by the CONTRACTOR in accordance with this contract. The civil remedies of Minnesota Statutes §13.08 apply to the release of the data referred to in this clause by either the CONTRACTOR or MINNESOTA STATE.

In the event the CONTRACTOR receives a request to release the data referred to in this clause, the CONTRACTOR must immediately notify MINNESOTA STATE. MINNESOTA STATE will give the CONTRACTOR instructions concerning the release of the data to the requesting party before the data is released.

[IF THE SERVICES PROVIDED BY CONTRACTOR INCLUDE ACCESS TO, STORAGE, OR TRANSMISSION OF EDUCATION RECORDS OR EDUCATION DATA, CONTACT THE OFFICE OF GENERAL COUNSEL FOR ADDITIONAL CONTRACT PROVISIONS REGARDING DATA SECURITY. IF YOU HAVE ANY OTHER PRIVACY CONCERNS ABOUT THIS CONTRACT, PLEASE CONTACT THE OFFICE OF GENERAL COUNSEL.]

13. **OWNERSHIP OF MATERIALS AND INTELLECTUAL PROPERTY RIGHTS.**

- a. MINNESOTA STATE shall own all rights, title and interest in all of the materials conceived or created by the CONTRACTOR, or its employees or subcontractors, either individually or jointly with others and which arise out of the performance of this contract, created and paid for under this contract, including any inventions, reports, studies, designs, drawings, specifications, notes, documents, software and documentation, computer based training modules, electronically, magnetically or digitally recorded material, and other work in whatever form (hereinafter MATERIALS).

The CONTRACTOR hereby assigns to MINNESOTA STATE all rights, title and interest to the MATERIALS. The CONTRACTOR shall, upon request of MINNESOTA STATE, execute all papers and perform all other acts necessary to assist MINNESOTA STATE to obtain and register copyrights, patents or other forms of protection provided by law for the MATERIALS. The MATERIALS created under this contract by the CONTRACTOR, its employees or subcontractors, individually or jointly with others, shall be considered “works made for hire” as defined by the United States Copyright Act. All of the MATERIALS, whether in paper, electronic, or other form, shall be remitted to MINNESOTA

STATE by the CONTRACTOR, its employees and any subcontractors, and the CONTRACTOR shall not copy, reproduce, allow or cause to have the MATERIALS copied, reproduced or used for any purpose other than performance of the CONTRACTOR'S obligations under this contract without the prior written consent of MINNESOTA STATE'S authorized representative.

- b. The CONTRACTOR represents and warrants that MATERIALS produced or used under this contract do not and will not infringe upon any intellectual property rights of another, including, but not limited to, patents, copyrights, trade secrets, trade names, and service marks and names. The CONTRACTOR shall indemnify and defend, to the extent permitted by the Attorney General, MINNESOTA STATE at the CONTRACTOR'S expense from any action or claim brought against MINNESOTA STATE to the extent that it is based on a claim that all or part of the MATERIALS infringe upon the intellectual property rights of another. The CONTRACTOR shall be responsible for payment of any and all such claims, demands, obligations, liabilities, costs and damages, including, but not limited to, reasonable attorney fees arising out of this contract, amendments and supplements thereto, which are attributable to such claims or actions.

If such a claim or action arises, or in the CONTRACTOR'S or MINNESOTA STATE'S opinion is likely to arise, the CONTRACTOR shall, at MINNESOTA STATE'S discretion, either procure for MINNESOTA STATE the right or license to continue using the MATERIALS at issue or replace or modify the allegedly infringing MATERIALS. This remedy shall be in addition to and shall not be exclusive to other remedies provided by law.

14. **ANTITRUST.** The CONTRACTOR hereby assigns to the State of Minnesota any and all claims for overcharges as to goods or services provided in connection with this contract resulting from antitrust violations which arise under the antitrust laws of the United States or the antitrust laws of the State of Minnesota.
15. **JURISDICTION AND VENUE.** This contract, and amendments and supplements thereto, shall be governed by the laws of the State of Minnesota. Venue for all legal proceedings arising out of this contract, or breach thereof, shall be in the state or federal court with competent jurisdiction in Ramsey County, Minnesota.
16. **AMENDMENTS.** Any amendments to this contract shall be in writing and shall be executed by the same parties who executed the original contract, or their successors in office.
17. **STATE AUDITS.** The books, records, documents, and accounting procedures and practices of the CONTRACTOR relevant to this contract shall be subject to examination by MINNESOTA STATE and the Legislative Auditor for a minimum of six (6) years from the end of the contract.
18. **SURVIVAL OF TERMS.** The following clauses survive the expiration, cancellation or termination of this contract: Liability; Publicity; Data Disclosure; Government Data Practices Act; Ownership Of Materials and Intellectual Property Rights; Jurisdiction and Venue; and State Audits.
19. **AFFIRMATIVE ACTION REQUIREMENTS FOR CONTRACTS IN EXCESS OF \$100,000.00 AND THE CONTRACTOR HAS MORE THAN 40 FULL-TIME EMPLOYEES IN MINNESOTA OR ITS PRINCIPAL PLACE OF BUSINESS.**

[DELETE THIS CLAUSE IF THE TOTAL CONTRACT VALUE IS UNDER \$100,000.00 AND RENUMBER REMAINING CLAUSE IF APPLICABLE.]

MINNESOTA STATE intends to carry out its responsibility for requiring affirmative action by its CONTRACTORS.

- a. Covered Contracts and Contractors. If the contract exceeds One Hundred Thousand and 00/100 Dollars (\$100,000.00) and the CONTRACTOR employed more than forty (40) full-time employees on a single working day during the previous twelve (12) months in Minnesota or in the state where it has its principle place of business, then the CONTRACTOR must comply with the requirements of Minnesota Statutes §363A.36 and Minnesota R. Parts 5000.3400-5000.3600. A CONTRACTOR covered by Minnesota Statutes §363A.36 because it employed more than forty (40) full-time employees in another state and the CONTRACTOR does not have a Certificate of Compliance, said CONTRACTOR must certify that it is in compliance with federal affirmative action requirements.
- b. Minnesota Statutes §363A.36. Minnesota Statutes §363A.36 requires CONTRACTOR to have an affirmative action plan for the employment of minority persons, women, and qualified disabled individuals approved by the Minnesota Commissioner of Human Rights (hereinafter COMMISSIONER) as indicated by a certificate of compliance. The law addresses suspension or revocation of a certificate of compliance and contract consequences in that event. A contract awarded without a certificate of compliance may be voided.
- c. Minnesota R. 5000.3400-5000.3600.
 - i. General. Minnesota R. 5000.3400-5000.3600 implement Minnesota Statutes §363A.36. These rules include, but are not limited to: criteria for contents, approval, and implementation of affirmative action plans; procedures for issuing certificates of compliance and criteria for determining a contractor's compliance status; procedures for addressing deficiencies, sanctions, and notice and hearing; annual compliance reports; procedures for compliance review; and contract consequences for non-compliance. The specific criteria for approval or rejection of an affirmative action plan are contained in various provisions of Minnesota R. 5000.3400-5000.3600, including, but not limited to, parts 5000.3420-5000.3500 and 5000.3552-5000.3559.
 - ii. Disabled Workers. The CONTRACTOR must comply with the following affirmative action requirements for disabled workers.
 - A. The CONTRACTOR must not discriminate against any employee or applicant for employment because of physical or mental disability in regard to any position for which the employee or applicant for employment is qualified. The CONTRACTOR agrees to take affirmative action to employ, advance in employment, and otherwise treat qualified disabled persons without discrimination based upon their physical or mental disability in all employment practices such as the following: employment, upgrading, demotion or transfer, recruitment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship.
 - B. The CONTRACTOR agrees to comply with the rules and relevant orders of the Minnesota Department of Human Rights issued pursuant to the Minnesota Human Rights Act.

C. In the event of the CONTRACTOR'S noncompliance with the requirements of this clause, actions for noncompliance may be taken in accordance with Minnesota Statutes §363A.36, and the rules and relevant orders of the Minnesota Department of Human Rights issued pursuant to the Minnesota Human Rights Act.

D. The CONTRACTOR agrees to post in conspicuous places, available to employees and applicants for employment, notices in a form to be prescribed by the Commissioner of the Minnesota Department of Human Rights. Such notices must state the CONTRACTOR'S obligation under the law to take affirmative action to employ and advance in employment qualified disabled employees and applicants for employment, and the rights of applicants and employees.

E. The CONTRACTOR must notify each labor union or representative of workers with which it has a collective bargaining agreement or other contract understanding, that the CONTRACTOR is bound by the terms of Minnesota Statutes §363A.36 of the Minnesota Human Rights Act and is committed to take affirmative action to employ and advance in employment physically and mentally disabled persons.

iii. Consequences. The consequences for the CONTRACTOR'S failure to implement its affirmative action plan or make a good faith effort to do so include, but are not limited to, suspension or revocation of a certificate of compliance by the COMMISSIONER, refusal by the COMMISSIONER to approve subsequent plans, and termination of all or part of this contract by the COMMISSIONER or MINNESOTA STATE.

iv. Certification. The CONTRACTOR hereby certifies it is in compliance with the requirements of Minnesota Statutes §363A.36 and Minnesota R. 5000.3400-5000.3600 and is aware of the consequences for noncompliance.

20. **EQUAL PAY CERTIFICATION REQUIREMENTS FOR CONTRACTS IN EXCESS OF \$500,000.00 AND THE CONTRACTOR HAS MORE THAN 40 FULL-TIME EMPLOYEES IN MINNESOTA OR ITS PRIMARY PLACE OF BUSINESS.** *[DELETE THIS CLAUSE IF THE TOTAL CONTRACT VALUE IS UNDER \$500,000.00 AND RENUMBER REMAINING CLAUSE IF APPLICABLE.]*

MINNESOTA STATE intends to carry out its responsibility for requiring equal pay by its CONTRACTORS.

a. Covered Contracts and Contractors. If the amount of this contract is in excess of \$500,000.00 and the CONTRACTOR has 40 or more full-time employees in Minnesota or a state where the business has its primary place of business on a single day during the prior 12 months, the CONTRACTOR must comply with the requirements of Minnesota Statutes §363A.44 prior to contract execution. CONTRACTOR must obtain an Equal Pay Certificate from the Minnesota Department of Human Rights (MDHR) or claim an exemption prior to CONTRACT execution. CONTRACTOR is exempt if it has not employed more than 40 full-time employees on any single working day in one state during the previous 12 months. A certificate is valid for four years.

i. Consequences. The consequences for the CONTRACTOR'S failure to secure and comply with Minnesota Statutes §363A.44 or make a good faith effort to do so, include but are but are not limited to, suspension or revocation of a certificate of Compliance by the COMMISSIONER, and termination of all or part of this contract by the COMMISSIONER or MINNESOTA STATE.

ii. Certification. The CONTRACTOR hereby certifies it is in compliance with the requirements of Minnesota Statutes §363A.44 and applicable rules and regulations and is aware of the consequences for noncompliance.

21. **PAYMENT CARD INDUSTRY DATA SECURITY.**

[INCLUDE PROVISION IF THE SERVICES INVOLVE STORAGE, PROCESSING OR TRANSMITTAL OF PAYMENT CARD ACCOUNT NUMBERS. DELETE THIS CLAUSE IF INAPPLICABLE.]

- a. CONTRACTOR agrees to establish security procedures to protect cardholder data and comply with the Payment Card Industry Data Security Standards (PCI DSS). Contractor can find details of the PCI DSS at https://www.pcisecuritystandards.org/security_standards/pci_dss.shtml
- b. CONTRACTOR agrees to notify *[INSERT NAME OF COLLEGE/UNIVERSITY/THE SYSTEM OFFICE]* within 30 days if either CONTRACTOR establishes that it is not PCI-compliant or CONTRACTOR is notified by a Qualified Security Assessor (QSA) or CONTRACTOR's acquiring bank that CONTRACTOR is not PCI-compliant.
- c. CONTRACTOR agrees to comply with all applicable laws that require the notification of individuals in the event of unauthorized release of cardholder data. In the event of a breach of any of CONTRACTOR's security obligations or other event requiring notification under applicable law, CONTRACTOR agrees to assume responsibility for informing all such individuals in accordance with applicable law and to indemnify, hold harmless and defend Minnesota State Colleges and Universities and *[INSERT NAME OF COLLEGE/UNIVERSITY/THE SYSTEM OFFICE]* and its trustees, officers, and employees from and against any claims, damages, or other harm related to such a breach.
- d. CONTRACTOR agrees to notify *[INSERT NAME OF COLLEGE/UNIVERSITY/THE SYSTEM OFFICE]*'s authorized representative within 24 hours in the event of unauthorized release of cardholder data.

22. **ENTIRE AGREEMENT.** This Contract represents the entire agreement between the parties and supersedes any previous discussions or agreements, either verbal or written that occurred between the parties. This Contract may not be amended except by written agreement signed by the parties hereto. In the event of any conflict or inconsistency between this Contract and any riders, exhibits, addenda, or other document incorporated herein, this Contract shall govern.

23. **OTHER PROVISIONS.** *[IF "NONE", WRITE "NONE"]*

[IF ADDING OTHER PROVISIONS OR ATTACHMENTS THAT IMPACT OR CONFLICT WITH WHAT IS STATED IN THE CONTRACT, SEEK ASSISTANCE FROM SYSTEM LEGAL COUNSEL.]

The rest of this page intentionally left blank. Signature page to follow.

[WHEN FINALIZING DOCUMENT, FORMAT DOCUMENT SO THE ENTIRE SIGNATURE PAGE REMAINS ON THE LAST PAGE]

IN WITNESS WHEREOF, the parties have caused this contract to be duly executed intending to be bound thereby.
APPROVED:

1. CONTRACTOR:

CONTRACTOR certifies that the appropriate person(s) have executed the contract on behalf of CONTRACTOR as required by applicable articles, by-laws, resolutions, or ordinances.

By (authorized signature and printed name)
Title
Date

By (authorized signature and printed name)
Title
Date

2. VERIFIED AS TO ENCUMBRANCE:

Employee certifies that funds have been encumbered as required by Minnesota Statutes §16A.15.

By (authorized signature and printed name)
Title
Date

**3. MINNESOTA STATE COLLEGES AND UNIVERSITIES
SYSTEM OFFICE:**

By (authorized signature and printed name)
Title
Date

4. AS TO FORM AND EXECUTION:

By (authorized signature and printed name)
Title
Date

Section VII: Appendices

APPENDIX A: Building Types

These are the current categories of Building Types. Vendors are not required to use these types and may propose alternative.

Small: Buildings less than 10,000 GSF with basic utility systems. Typical examples of this type of building include modular buildings. The HVAC systems, electrical and plumbing systems are designed to support basic teaching and office space. Also included in Small are Agricultural Facilities with basic utility systems such as greenhouses, headhouses, simple animal holding facilities, and storage facilities.

Simple: Buildings over 10,000 GSF with minimal sub-systems. Typical examples include warehouses, barns, shops and parking structures.

Basic: Buildings over 10,000 GSF with basic utility systems. Typical examples of this type of building include classrooms, offices, and libraries. The HVAC systems, electrical and plumbing systems are designed to support basic teaching and office space. Older laboratory buildings are frequently typed as basic because of the type of HVAC, electrical and plumbing systems installed in the buildings.

Complex: Buildings over 10,000 GSF with complex utility systems. Typical examples include biological and chemistry laboratories as well as other facilities with highly developed system needs. These buildings have complex HVAC systems (usually twice that of Basic) and extra power and plumbing.

APPENDIX B: Special Considerations Definitions

These are the current categories of Special Considerations. Vendors are not required to use these categories and may propose alternative categories if needed. Special considerations apply to specific buildings and/or sub-systems. They are designed to adjust the backlog, building renewal and/or CRV costs when the following situations apply.

1. Parking Structures

A building is assigned a “Parking” special consideration if the building is intended primarily for parking. This special consideration should be used only with the building type “Simple”. It significantly lowers the cost of renewal for many subsystems. Joint use buildings, such as a joint office and parking building, should be split into two buildings and entered appropriately. Note that the St. Paul Ramp and St. Cloud Ramp have their own dedicated choices listed.

2. Historic Buildings

The Minnesota State system has only two structures that are on the official National Historic Preservation List but there are many buildings that require additional design or construction related costs for modernization to maintain the appropriate historic context. Many university campuses, such as Minnesota State University Moorhead, have historic buildings.

3. Buildings with 5 to 8 Levels

A building is labeled “5 to 8 levels” if it has five to eight levels (stories). A floor is counted as a level if it has assignable square feet – regardless of whether the assignable square feet are located above or below grade. Not included (as a level) is the lowest floor (i.e. basement) or highest floor (penthouse) if that floor contains only mechanical equipment or control rooms.

4. Buildings with 9+ Levels

A building is labeled “9+ levels” if it has nine or more levels (stories). A floor is counted as a level if it has assignable square feet – regardless of whether the assignable square feet are located above or below grade. Not included (as a level) is either the lowest floor (i.e. basement) or highest level (penthouse) if that level contains only mechanical equipment or control rooms.

5. Buildings with Boilers

A building is assigned a “boiler” special consideration if there are boilers within the building and they are the primary source of heat for that building.

6. Buildings with Chillers

A building is assigned a “chiller” special consideration if there are chillers within the building that are the primary source of cooling for that building. (Central chillers are considered part of the infrastructure and not included in the building subsystems.)

7. Remote Location

A building is said to be in a “remote location” if it is a significant distance from contractor and maintenance services and a premium must be paid to obtain such services. An example of a remote location is the Century College Transportation Training Center.

8. Sports Domes – Indoor stadium or sports facilities.

9. Back-up Generators – Buildings that have Back-up Generators dedicated to that building should be assigned the special consideration “Back-up Generator.”
10. Campus-wide Boiler – A heating plant that serves multiple buildings.
11. Campus Heat Distribution – Air handling and ductwork that support multiple buildings.
12. Mpls Partial Complex – Unique building type on Minneapolis CTC campus.
13. High Voltage Distribution System – Building that contains high voltage electrical distribution systems, or a building that is served by a high voltage distribution system.
14. Mankato-Utility Building – Unique to Mankato.
15. St. Cloud Ramp – Unique to St. Cloud.
16. St. Paul Ramp – Unique to St. Paul.

APPENDIX C: Subsystem Expected Life Values

These are the current categories of sub-systems and the assumptions for life cycle duration of each. Vendors are not required to use these categories or life cycles and may propose alternative.

1. ROOFING

LIFE CYCLE: varies with type

- Sheet metal flashing
- Rigid insulation at roof
- Roof hatches
- Skylights
- Applied membranes at roofs and decks

2a. BUILDING EXTERIORS, DOORS AND WINDOWS (hard)

LIFE CYCLE: 30 YEARS

Hard exteriors include Pre-stressed concrete, Brick, Cinderblock, Metal, etc.

Renewable items include:

- Exterior doors and door hardware
- Exterior windows, frames, glass and glazing
- Brick pointing, caulking, sealing, railings

2b. BUILDING EXTERIORS (soft)

LIFE CYCLE: 20 YEARS

Soft exteriors include plaster, stucco, EIFS, wood, etc.

Renewable items include:

- Re-caulking, sealing, sandblasting, replacing plaster, etc.
- Exterior windows, frames, glass and glazing, hollow metal doors

3. ELEVATORS AND CONVEYING SYSTEMS

LIFE CYCLE: 25 YEARS

- Elevators, escalators, and dumbwaiters
- Cables
- Control Systems
- Any vertical, motorized transportation

4. HVAC Controls

LIFE CYCLE: 20 YEARS

5. HVAC Equipment

LIFE CYCLE: 35 YEARS

- Exchangers and circulating pumps
- Fan coil units
- Condensing units
- Exhaust and ventilation units
- Local chillers and boilers
- Rooftop AC and heating units, Window units

6. HVAC – Distribution Systems

LIFE CYCLE: 40 YEARS

- Ductwork
- Grilles, diffusers, piping, storage and insulation

7. ELECTRICAL EQUIPMENT

LIFE CYCLE: 30 YEARS

- Building transformers, service panels and fuses
- Emergency power within the building
- Light fixtures, Power Receptacles

8. PLUMBING FIXTURES

LIFE CYCLE: 30 YEARS

- Floor and roof drains
- Condensate drain piping
- Water closets, lavatories, service sinks (in non-public areas)

9. PLUMBING ROUGH-IN

LIFE CYCLE: 50 YEARS

- Sanitary sewer waste and vent piping
- Domestic and industrial water supply
- Air, gas and vacuum piping
- All building service piping within 5' of building

10. FIRE PROTECTION SYSTEMS

LIFE CYCLE: 40 YEARS

- Fire sprinkler systems
- Gas or halon systems

11. FIRE DETECTION SYSTEMS

LIFE CYCLE: 20 YEARS

- Fire alarm detection devices, horns, strobes, heat detectors, pull stations

12. BUILT-IN SPECIALTIES & EQUIPMENT

LIFE CYCLE: 25 YEARS

- Casework, shelving, and bench-tops
- Chalk boards, marker boards and tackable wall surfaces
- Operable partitions
- Fume Hoods
- Laboratory, Medical, etc. Equipment
- Autoclaves, glassware washers
- Cold Rooms, Dark Room Equipment

13. INTERIOR FINISHES

LIFE CYCLE: 15 YEARS

- Interior doors and hardware
- Carpet, resilient flooring and floor covering

- Vinyl wall covering

Other Categories Not Currently Included in Replacement Costs

14. FOUNDATIONS

LIFE CYCLE: LIFETIME

- Basement excavation and disposal of excavated material
- Temporary or permanent shoring for support of excavation at below grade structure
- Concrete piles, piers, footings, grade beams, caissons
- Sub-grade drainage and waterproofing required at foundation system

15. SUB-GRADE DRAINAGE AND WATERPROOFING

LIFE CYCLE: AS NEEDED

16. VERTICAL ELEMENTS

LIFE CYCLE: LIFETIME

- All columns and pilasters
- All exterior wall framing including plaster, gypsum board and insulation
- Applied fire proofing
- Stairs with at least one story height

17. HORIZONTAL ELEMENTS

LIFE CYCLE: LIFETIME

- Grade and non-grade floors
- Beams, girders, trusses, joists and decking
- Concrete topping slabs
- All roof and ceiling framing
- Applied fire proofing
- Ceiling insulation

18. INTERIOR PARTITIONS

LIFE CYCLE: AS NEEDED

- Interior wall framing including gypsum wall board
- Insulation
- Non-wear finishes such as gypsum board, acoustical tiles, plaster soffits and ceramic tile
- Interior windows, glass and glazing

19. ELECTRICAL - ROUGH-IN

LIFE CYCLE: LIFETIME

- Conduit and wire

20. SITE PREPARATION

LIFE CYCLE: LIFETIME

- Site clearing and grading
- Site demolition
- Hazardous material abatement

21. SITE DEVELOPMENT - SOFTSCAPE

LIFE CYCLE: Infrastructure

- Landscaping
- Irrigation

22. SITE DEVELOPMENT - HARDSCAPE

LIFE CYCLE: Infrastructure

- Concrete sidewalks, curbs, gutters and paving
- Asphalt paving and parking
- Fencing and gates
- Site furniture, art, signage

23. SITE UTILITIES - EQUIPMENT

LIFE CYCLE: Infrastructure

- Site main switchboards and switchgear
- Site transformers
- Electric substations
- Storm or sewer lift stations
- Site pumps and generators

24. SITE UTILITIES - DISTRIBUTION

LIFE CYCLE: Infrastructure

- Electrical conduit, wire, manholes, pull boxes to within 5' of the building
- Storm, sewer, gas and water lines to within 5' of the building
- Chilled water and steam supply and return piping to within 5' of the building
- Communication systems conduit and pull boxes to within 5' of the building

25. MARK UPS

Included

- General conditions, contractor's administration costs
- Overhead and profit, fee for profit of performing work
- Insurance and bonds
- Escalation
- Contingency or market factor

26. REMOVAL COSTS

Included @ 15%

- Cost allowance associated with removing old and worn out system prior to renewal
- Does not include removal of associated systems in the vicinity of system to be removed

26. SOFT COSTS

Included @ 30%

- Costs associated with design, management and inspection of renewal project
- Planning and Design
- Management and inspection
- Specifications and bidding